



Jephson Drive, Yardley

£265,000

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED KITCHEN
- RE FITTED SHOWER ROOM
- DRIVEWAY & SIDE GARAGE
- NO ONWARD CHAIN
- THROUGH LOUNGE/DINER
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well maintained, extended semi detached house on a sought after cul de sac in Yardley with no onward chain. This lovely property will make the perfect family home and has huge potential to extend further (STPP). Near to a good range of shops, schools and facilities and comprising: enclosed porch, entrance hall, through lounge/diner and extended kitchen to the ground floor. Upstairs there are three bedrooms and a re fitted shower room. Further benefiting from central heating, double glazing, driveway and side garage.

FRONT

Off road parking via a tarmacadam driveway, shrub border, access to the side garage and a UPVC double glazed door to:-

PORCH

Meter cupboard, ceiling light point and a hardwood opaque glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, power and light points and doors to:-

THROUGH LOUNGE/DINER

9'11 max x 27'6 to bay (3.02m max x 8.38m to bay)



Double glazed bay window to the front, double glazed patio doors to the rear garden, radiator, power and light points

EXTENDED KITCHEN **14' x 8'4 (4.27m x 2.54m)**



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, UPVC double glazed door to the rear garden, power and light points and door to:-

SIDE GARAGE **7'10 x 15'4 (2.39m x 4.67m)**

With timber doors onto the driveway, wall mounted boiler, power and light points

LANDING

Opaque double glazed window to the side, loft access, airing cupboard, power and light points and doors to:-

BEDROOM ONE **9'11 max x 14'11 to bay (3.02m max x 4.55m to bay)**



Double glazed bay window to the front, radiator, fitted wardrobes and storage cupboards, power and light points

BEDROOM TWO
9'11 x 11'7 (3.02m x 3.53m)



Double glazed window to the rear, radiator, fitted wardrobes, power and light points

BEDROOM THREE
7'5 x 8'5 (2.26m x 2.57m)

Double glazed window to the rear, radiator, fitted wardrobes, power and light points

RE FITTED SHOWER ROOM
5'7 x 7'5 (1.70m x 2.26m)



Re fitted with a walk in shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the front, radiator and ceiling light point

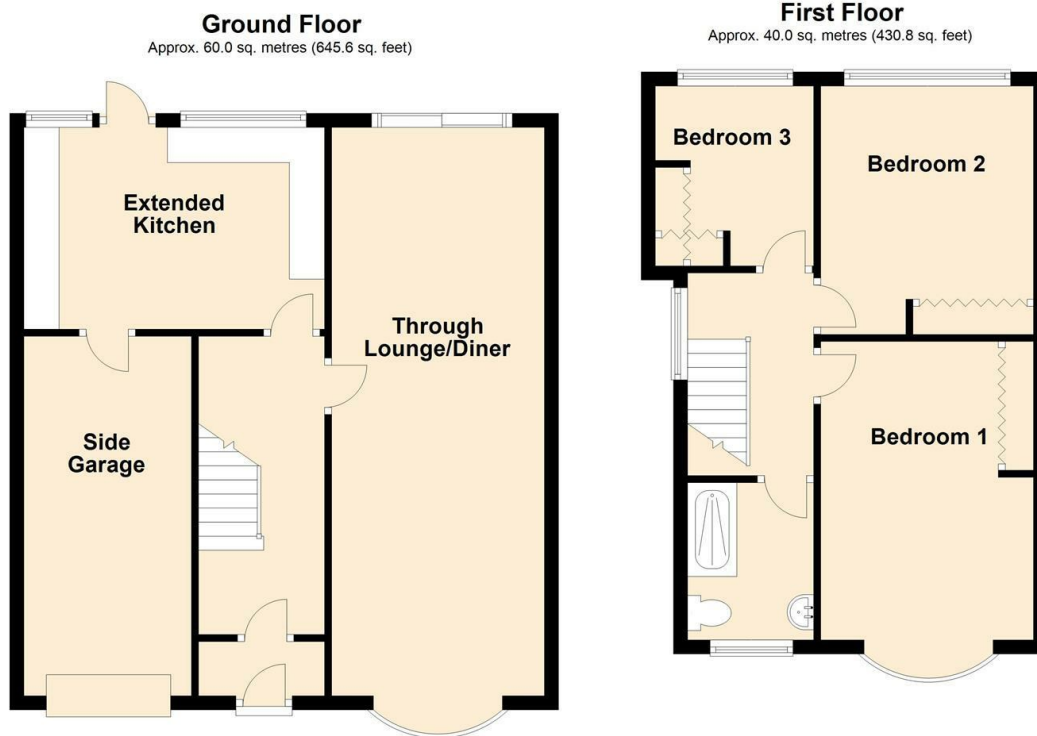
REAR GARDEN



The rear garden is mostly laid to lawn with a patio to the fore. There are numerous shrub borders, a timber storage shed and fencing to the perimeters.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)

TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
44 Jephson Drive Yardley
Birmingham B26 2HW

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	